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of the Code, showing that the signature to a return was not considered part of the return.

[Ed. Note.—For other cases, see Execution, Dec. Dig. § 335.* 5 Va.-W. Va. Enc. Dig. 462, 464.]

2. Execution (§ 338*)—Return—Signature—Amendment.—Where such return was made by an officer legally qualified to make the return, it is proper to allow him to amend it by adding his signature thereto.

[Ed. Note.—For other cases, see Execution, Cent. Dig. § 1020; Dec. Dig. § 338.* 5 Va.-W. Va. Enc. Dig. 463.]

3. Execution (§ 338*)—Return—Signature—Amendment—Lapse of Time.—The fact that 17 years elapsed before motion was made to amend the return by adding the officer's signature thereto will not affect the right to amend, where the debtor was notoriously insolvent, and the rights of third parties have not intervened.

[Ed. Note.—For other cases, see Execution, Cent. Dig. § 1018; Dec. Dig. § 338.* 5 Va.-W. Va. Enc. Dig. 463.]

4. Execution (§ 338*)—Return—When Made.—Where a firm is notoriously insolvent, and remains so, it is not incumbent on an officer levying an execution thereon and making a return of no property found to hold the execution to the return day to see that the firm may have property on which execution could be levied.

[Ed. Note.—For other cases, see Execution, Cent. Dig. § 1002; Dec. Dig. § 333.* 5 Va.-W. Va. Enc. Dig. 450, 463.]

5. Execution (§ 338*)—Amendments—When Allowed.—Courts pursue a liberal policy in allowing amendments whenever they can see it will be in furtherance of justice.

[Ed. Note.—For other cases, see Execution, Dec. Dig. § 338.* 5 Va.-W. Va. Enc. Dig. 463.]

Judgment reversed. All the judges concur.

SAFFELL et al. v. ORR.

June 24, 1909.

[64 S. E. 1057.]

1. Acknowledgment (§ 37*)—Acknowledgment of Married Woman—Sufficiency.—A certificate of acknowledgment of a married woman, which shows that she personally appeared before two justices of the peace, who examined her privily and apart from her husband and read and explained the deed to her, and that she acknowledged that she had willingly executed the same and did not wish to retract it, is sufficient.

[Ed. Note.—For other cases, see Acknowledgment, Cent. Dig. §§ 188-216; Dec. Dig. § 37.* 1 Va.-W. Va. Enc. Dig. 114.]

*For other cases see same topic and section NUMBER in Dec. and Am. Digs. 1907 to date, and Reporter Indexes.

2. Courts (§ 93*)—Rules of Property.—A decision of the Supreme Court of Appeals that a certificate of acknowledgment of a married woman is insufficient because the requisite "acknowledged the deed to be her act" appeared in the certificate before the privy examination, and that a certificate is insufficient which fails to show that she acknowledged the deed to be her act, and that she willingly executed the same, but which recognized that a certificate which substantially complies with the statute is sufficient, does not establish a rule of property, and does not prevent the court from determining that a certificate of acknowledgment in substantial compliance with the statute is sufficient.

[Ed. Note.—For other cases, see Courts, Cent. Dig. § 336; Dec. Dig. 93.* 1 Va.-W. Va. Enc. Dig. 115.]

3. Acknowledgment (§ 25*)—Certificate—Sufficiency.—A substantial compliance with the statute as to taking and certifying a married woman's acknowledgment is sufficient.

[Ed. Note.—For other cases, see Acknowledgment, Cent. Dig. §§ 133-148; Dec. Dig. § 25.* 1 Va.-W. Va. Enc. Dig. 115.]

4. Vendor and Purchaser (§ 231*)—Bona Fide Purchaser—Notice.—One purchasing an estate which is subject to the right of another, as shown by the chain of title papers, is charged with notice of all that the papers disclose on complete examination.

[Ed. Note.—For other cases, see Vendor and Purchaser, Cent. Dig. § 515; Dec. Dig. § 231.* 13 Va.-W. Va. Enc. Dig. 600.]

5. Vendor and Purchaser (§ 231*)—Bona Fide Purchaser.—A purchaser of land from one whose title depends on a decree taken against a minor is bound with notice of the right of the minor to show cause against the decree after attaining full age, as authorized by Code 1887, § 3424 (Code 1904, p. 1817), especially where the purchaser had actual notice of the rights of the minor.

[Ed. Note.—For other cases, see Vendor and Purchaser, Cent. Dig. § 515; Dec. Dig. § 231.* 8 Va.-W. Va. Enc. Dig. 823, 835; 13 id. 600.]
Judgment affirmed. All the judges concur.

*For other cases see same topic and section NUMBER in Dec. and Am. Digs. 1907 to date, and Reporter Indexes.